

**Tulpehocken Township Planning Commission Meeting  
October 6, 2011**

**Present:** Gary Deck, John Zimmerman, Ray Daub, Robert Sattazahn, Laverne Frey, Scott Hetrick, Beth Auman, Matt Mack, Heather Claman and other interested persons. The Planning Commission meeting began at 7:30 p.m.

The minutes from the September 1, 2011 meeting were reviewed and approved as written.

**Public Comments:** None.

**Active Plans:**

**Mountain Meadows Phase 2:** No discussion.

**Camp Calvary:** The Township Engineer will check into the status of the improvements to be done to see where items stand.

**Village Drive Estates:** The applicant and his engineer were present for this month's meeting. The right of access easement for the existing home was discussed. There were three different options mentioned to the applicant.

- Split driveway on property line
- Shared driveway, annexation will be needed
- Move driveway to new road for development

Other items that could be added to a revised plan:

- Extending sidewalks out to Route 501, taper curb
- Foliage throughout the development
- Street lights for security
- Add a macadam sidewalk between lots 5 and 6
- Find out how much head or free board would come from the north pond overflow
- The SALDO states that lots are to be radial and perpendicular

The Township Engineer would like to have a copy of the PennDot traffic study and the preliminary hydrogeological study done to show the future impact of the new wells.

**New Plans:**

**Connors Subdivision:** Devon Henne, the applicant's engineer was present for discussion. The Township Engineer made some suggestions for this plan.

- Show existing wells on Connors property
- Lot A is allowed 2 extra lots in the future
- Add a note to who will own what lots (Gettel – Lot A) and Conner (Lots 1 – 4)
- Document on plan that there are wetlands in corner of Lot 3
- Each lot should have either concrete monuments or pins noted

*Ray Daub made a motion to recommend to the Board of Supervisors to grant the waiver request for the following sections:*

- **Section 302.3.I** – *permit omitting topographical information on the undeveloped portions of the Residue and Annexation Lot D since depiction of topography in this area will not affect the planning of the property being developed. There are no plans to develop the residue property.*
- **Section 602.11** – *waiver requested from the requirement to submit a landscaping plan for Lot 2. Due to the rural nature of the area and the relative isolation of Lot 2.*
- **Section 304.B** – *waiver requested for the requirement for one foot of free board above the 100 year basin water surface elevation considering the size of the drainage area this section presents an undue burden.*

*Devon Henne requested preliminary plan approval for this plan. Gary Deck made a motion to recommend to the Board of Supervisors to grant conditional preliminary plan approval subject to the outstanding conditions of Ludgate Engineering review letter dated October 3, 2011. John Zimmerman seconded the motion. All in favor, motion carried.*

**Walk-In Discussions:** The Township Zoning Officer sent a letter to the Township for Lanita Trucking's request to build a 9,600 square foot structure to repair and wash trucks. The Zoning Officer recommended that the owner, Larry Diller present his plan to the Planning Commission. He was not present at this month's meeting.

**Other Business:** Ray Daub commented that the 501 Bar and Grill still has not completed their improvements. The Township Solicitor stated that an option the township can take would be to have the improvements done and bill the owner for the work. If the bill would not be paid, then the Township can take legal action.

*Ray Daub made a motion to adjourn the meeting at 10:14 p.m., seconded by Laverne Frey. All voted in favor. The meeting was adjourned.*

Respectfully submitted,

*Heather Claman, Planning Commission Secretary*